



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
Sara L. Hensley

SUBJECT: SEE BELOW

DATE: 06-07-04

Approved

Date

Council District: 3

SUBJECT: GUADALUPE GARDENS IMPROVEMENTS PHASE I PROJECT

REASON FOR SUPPLEMENTAL MEMO

To provide additional information after bids were opened.

RECOMMENDATION

Report on bids and award of contract for the Guadalupe Gardens Improvements Phase I Project to the low bidder, Cleary Bros. Landscape, Inc., for the base bid and Add Alternate Nos. 1 and 2 in the amount of \$996,951, and approval of a contingency in the amount of \$100,000.
CEQA: Mitigated Negative Declaration, PP02-02-033.

BACKGROUND

The Guadalupe Gardens Master Plan, approved by Council in December 2002, consists of two stages of improvements for the entire 120-acre gardens area. The first stage of improvements is intended as an interim use and consists of the installation of irrigation, turf and transitory meadows between Hedding Street to the north and Coleman Avenue to the south. The second stage of improvements will convert the turf and transitory meadow areas into varietal gardens, exhibition gardens and agricultural leaseholds. The conversion will be done as funds become available.

The Guadalupe Gardens Improvements Phase I Project is located south of Taylor Street (map attached). The area consists of the Heritage Rose Garden, Courtyard Garden, Historic Orchard, and approximately 16 acres of vacant parcels. As part of these improvements, the vacant parcels are to be converted to turf and transitory meadow areas. These improvements will provide for the basic infrastructure for conversion to varietal gardens in the future. In addition to these improvements, the existing rose garden and orchard will be converted to recycled water use.

In addition to the base bid scope of work there are two Add Alternate bid items as follows:

Description	Engineer's Estimate
Add Alternate No. 1: Electrical Conduit and Potable Water Line	\$ 40,000
Add Alternate No. 2: Parking Lot	150,000

Construction of the Phase I improvements is to begin in August 2004 with completion in April 2005.

ANALYSIS

Bids were opened on June 3, 2004 with the following results:

<u>Contractor</u>	<u>Base Bid</u>	<u>Add Alt Total</u>	<u>Total Bid</u>	<u>Variance Amount</u>	<u>Over/ (Under) Percent</u>
Stevens Creek Quarry, Inc. (Cupertino)	\$1,715,000	\$125,000	\$1,840,000	\$610,000	50
ESR Construction (San José)	1,147,711	186,000	1,333,711	103,711	8
Engineer's Estimate	1,040,000	190,000	1,230,000	---	---
Robert A. Bothman, Inc. (San José)	1,016,657	197,522	1,214,179	15,821	(1)
Galeb Paving, Inc. (Saratoga)	952,300	176,000	1,128,300	101,700	(8)
Cleary Bros. Landscape, Inc. (Danville)	863,301	133,650	996,951	233,049	(19)

<u>Contractor</u>	<u>Add Alt No. 1</u>	<u>Add Alt No. 2</u>
Stevens Creek Quarry, Inc.	\$20,000	\$105,000
ESR Construction	26,000	160,000
Engineer's Estimate	40,000	150,000
Robert A. Bothman, Inc.	19,772	177,750
Galeb Paving, Inc.	29,000	147,000
Cleary Bros. Landscape, Inc.	18,650	115,000

The low base bid submitted by Cleary Bros. Landscape, Inc. is 19 percent below the Engineer's Estimate. The bid is considered to be acceptable for the work involved in the project.

Subsequent to the bid opening and in consultation with the Department of Parks, Recreation and Neighborhood Services and the Council Office, Add Alternates No. 1 and 2 are recommended for award. There is sufficient money in the project budget for these enhancements.

Council policy provides for a standard contingency of five percent on public works parks projects. However, on this project, a contingency of ten percent is recommended due to lack of record drawings and unknown conditions related to possible abandoned sewer, water, and similar facilities below the vacant parcels throughout the site. The funds budgeted for this project are sufficient to provide for the recommended contingency.

PUBLIC OUTREACH

To solicit contractors, this project was listed on the City's Internet Bid Line and advertised in the *San José Post Record*. Bid packages for all Department of Public Works construction projects are provided to various contractor organizations and builder's exchanges.

The project was presented and received approval at the annual board meeting of the Friends of Guadalupe River Park and Gardens on January 24, 2004.

COORDINATION

This project and memorandum have been coordinated with the City Attorney's Office, the City Manager's Budget Office and the Departments of Planning, Building and Code Enforcement, Environmental Services, Airport and General Services.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: \$996,951

2. COST OF PROJECT:

Project Delivery	\$511,000
Construction	996,951
Contingency	<u>100,000</u>
Total	\$1,607,951

3. SOURCE OF FUNDING: 391 – C&C Tax Fund, City-Wide Fund
512 – San José/Santa Clara Treatment Plan Capital Fund

4. FISCAL IMPACT: This project is consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy. The proposed operating and maintenance costs of this project have been reviewed and estimated to be approximately \$42,000 annually, beginning in May 2005. If the maintenance resources required for this facility are not forthcoming, the maintenance of this facility will be absorbed by the Department of Parks, Recreation and Neighborhood Services.

HONORABLE MAYOR AND CITY COUNCIL

06-07-04

Subject: Guadalupe Gardens Improvements Phase I Project

Page 4

BUDGET REFERENCE

Fund #	Appn #	Appn. Name	RC #	Total Appn.	Amt. for Contract	Adopted Budget Page	Last Budget Action (Date, Ord. No.)
391	4877	Guadalupe Gardens Irrigation Project	129865	\$1,000,000	\$666,000	N/A	2/17/04, Ord. No. 27071
391	4861	Guadalupe Gardens Open Turf Play Area - Grant	132715	154,000	154,000	N/A	2/17/04, Ord. No. 27071
391	4861	Guadalupe Gardens Open Turf Play Area – City Match	132945	154,000		N/A	2/17/04, Ord. No. 27071
512	6589	Revised SBAP – SBWR Extension	129865	300,000	176,951	2003-2004 Adopted Capital Budget Page 207	10/14/03 Ord. No. 26997
		Total		\$1,608,000	\$996,951		

CEQA

Mitigated Negative Declaration, PP02-02-033.

KATY ALLEN
Director, Public Works Department

SARA L. HENSLEY
Director, Parks, Recreation and
Neighborhood Services Department

GR:wt:lr
Guadalupe Gardens supplemental